



Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
Phone 406-375-6530
Fax 406-375-6531
smorrell@ravallicounty.mt.gov

OG-07-04-379

April 2, 2007

John Powell
PO Box 263
Stevensville, MT 59870

Re: Vistas Bitterroot Valley complaint

RECEIVED

APR 02 2007

Ravalli County Commissioners
[] [] [] [] []

Dear Mr. Powell:

The Planning Department received your letters of complaint dated December 19, 2006, and February 28, 2007, regarding the road improvements on Higgins Lane, which were performed in conjunction with the preliminary plat approval of the Vistas Bitterroot Valley subdivision. Planning staff consulted with the Ravalli County Road and Bridge Department (RCRBD) to determine whether Territorial-Landworks and/or the subdivision applicant would be responsible for rectifying the conditions of the transitional area between the paved and unpaved portions of Higgins Lane.

In investigating this complaint, the Planning Department and RCRBD considered your correspondences and enclosed photographs; the written responses from Territorial-Landworks; and the records in the subdivision file.

David Ohnstad, the County Road Supervisor, made the following findings:

"...[T]he paving of the first part of Higgins Lane has very little, if any, impact to the remaining unpaved section. The transition from a paved section to an unpaved section can be more difficult to maintain, in part due to the speed of vehicles leaving the paved section. The solution may be to improve the remaining part of Higgins Lane – there is no provision for drainage on that section and the roadway is largely un-improved – but that is not the responsibility of the Mr. Rice's clients."

Based on these findings, it appears that the situation, although problematic, is not a matter that the subdivision applicant for Vistas Bitterroot Valley is responsible for rectifying. At this point, the County will take no further action on this complaint, barring the emergence of new information that would warrant further attention to the matter.

In the future, please feel free to contact the Planning Department at any time with questions, comments, or concerns related to subdivision review or any other County planning activities.

Sincerely,

A handwritten signature in black ink, appearing to be "S Morrell", written over a horizontal line.

Shaun Morrell
Planner

Cc: Ravalli County Board of Commissioners, Planning Board, Road and Bridge Dept., County Attorney's Office
Territorial-Landworks, Attn: Nathan Lucke, PO Box 7908, Missoula, MT 59807
Applebury Survey, 914 Highway 93 North, Victor, MT 59875
HLH Properties, c/o John Hirasuna, 22982 Cordoba Pl., Salinas, CA 93908